

# DISTINCTIVE HOMES

VOLUME MAL 223

DistinctivePublishing.com

Malibu

*Endless Possibilities!*

ONE OF A KIND FIND

*The Horton Chrisman Team*

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# Publisher's Spotlight

As Seen In The Orange County Edition



**BEACH ROAD~DANA POINT**  
**\$6,499,000**



An endless vacation awaits!  
Whitewater views  
6 bedrooms, 4.5 baths

*Why be ordinary when you can be... Distinctive*

View More Distinctive Properties at: [DistinctivePublishing.com](http://DistinctivePublishing.com)

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949.498.7711  
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31744 BROAD BEACH ROAD • BROAD BEACH BLUFFS

4 bedroom • 3 baths

Nestled in a bluff above the Pacific Ocean, this beautiful, private estate has all the amenities.

Pool house/extra guest quarters with a separate kitchen and bath,  
large pool and spa are set among the perfectly landscaped grounds.

For Lease or for Sale

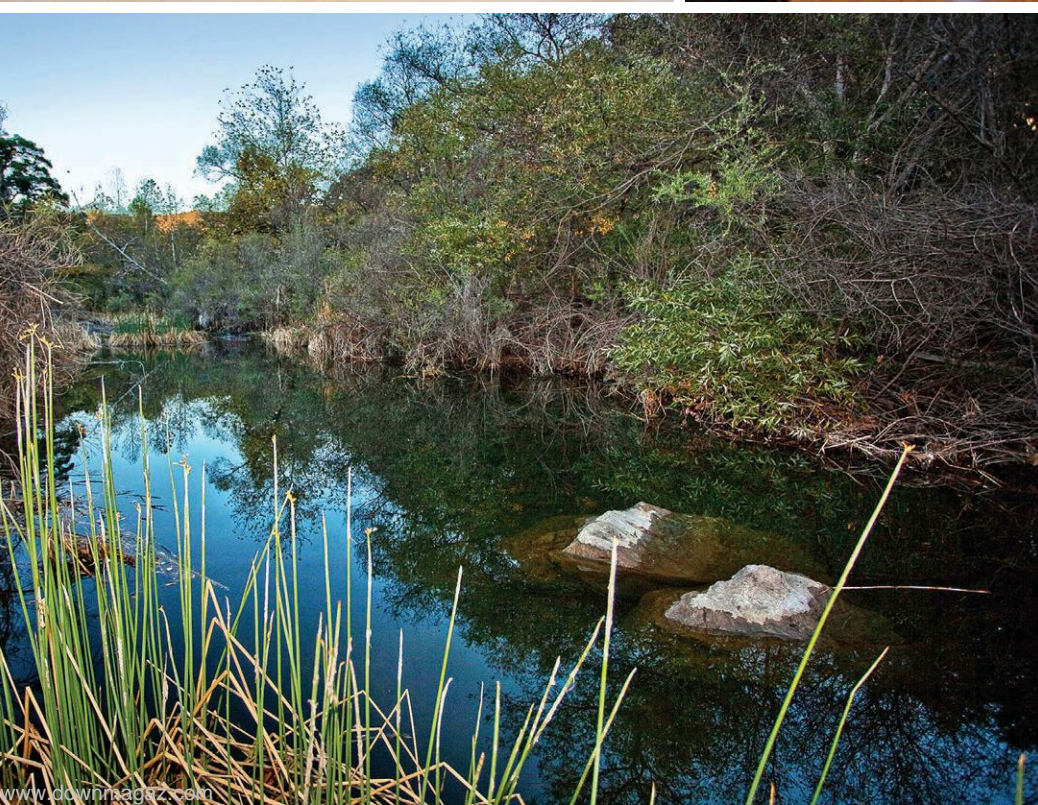
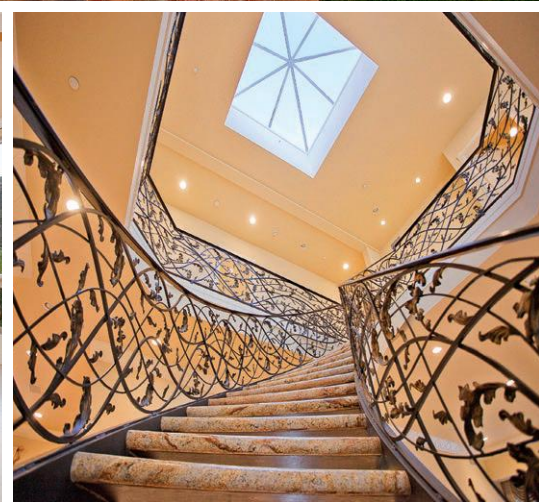
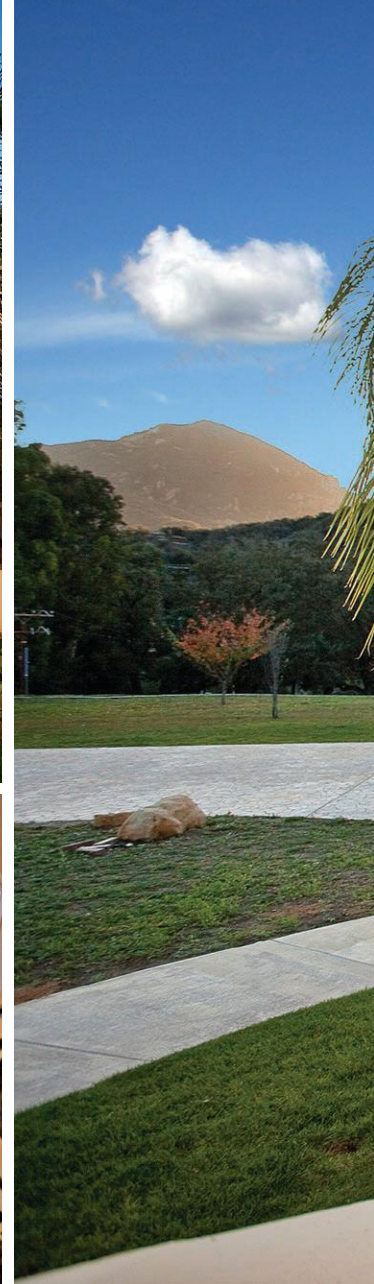
Price on Request

THE LEVIN GROUP  
REAL ESTATE



Eytan Levin







## Malibu Edition Cover Home



### ONE OF A KIND FIND MALIBU VALLEY WINE COUNTRY – AGOURA

This unique 23 acre property has endless possibilities due to the Recreation-Resort zoning which allows for non-residential use such as wineries, camps, retreats, equestrian centers...the list goes on. In addition, there are already multiple structures on the property including a large Mediterranean estate featuring mountain views and privacy. Enter through a canopy of oak trees and cross a picturesque creek to multiple fields, vistas and trails traversing the land. Close to Malibu's beaches and the 101 freeway.

Offered at \$4,995,000 | [www.3130Triunfo.com](http://www.3130Triunfo.com)

THE LEVIN GROUP  
REAL ESTATE



Barbara Horton  
Jennifer Horton-Chrisman





#### FAR FROM THE MADDING CROWD

Malibu, CA

Located 2.5 miles up a mountain road on 40 stunning, ocean-view acres, the home is incomplete and needs TLC and closure.

[www.10753YerbaBuena.com](http://www.10753YerbaBuena.com)

\$1,499,000



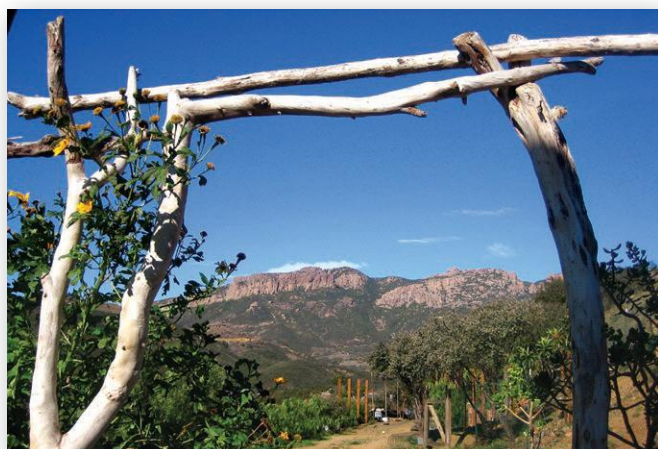
#### MALIBU RANCHETTE

Malibu, CA

Situated on over three acres of useable land, this Mediterranean home completed in 2008 has unbelievable views. Great horse property!

[www.10825PacificView.com](http://www.10825PacificView.com)

\$1,775,000



#### PRIVACY, PRIVACY, PRIVACY

Malibu, CA

11 1/2 acres on several levels with a complete infrastructure, ocean view, established trees, and an orchard, with a graded pad ready for your secluded home, horses, and whatever else you might want.

[www.9680Wells.com](http://www.9680Wells.com)

\$990,000



#### 1/2 ACRE LOT WITH HOUSE APPROVALS

Malibu, CA

Build this large two story home that could never be re-permitted under today's code. Great location - walk to schools and Zuma beach.

[www.30478MorningView.com](http://www.30478MorningView.com)

\$1,195,000



Barbara Horton  
Jennifer Horton-Chrisman

## THE LEVIN GROUP

REAL ESTATE





#### VINEYARD, EQUESTRIAN, CAMP OR ESTATE ACREAGE

Agoura, CA

Former location of "Sunny Skies Preschool."

Purchase for non-residential purposes or  
use the existing estate plans.

[www.TriunfoCanyon.com](http://www.TriunfoCanyon.com)

\$3,685,000



#### 91 ACRES, 7 PARCELS – GREAT VIEWS!

Agoura, CA

A paved road leads you to these 7 parcels being offered  
together as a package or separately. Build a family  
compound or seven homes. Outstanding ocean views.

[www.Ramera91acres.com](http://www.Ramera91acres.com)

\$4,995,000



#### 35 ACRES WITH ORIGINAL HOME

Malibu, CA

Move right in or build a  
large estate on this property  
with unobstructable ocean,  
Channel Island and  
Boney Ridge views.

[www.DeerCreek35acres.com](http://www.DeerCreek35acres.com)

\$1,950,000



#### 91 ACRE RANCH

Malibu, CA

Abundant flat land overlooking  
the beautiful Serrano Valley  
with amazing views, main house,  
guest house,  
garage and direct trail access.

[www.11077PacificView.com](http://www.11077PacificView.com)

\$2,150,000

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Barbara Horton  
Jennifer Horton-Chrisman





# BADEN PLACE

29803BadenPlace.com

## THE LEVIN GROUP

REAL ESTATE





Enter this exclusive private estate over-looking the ocean,  
and you'll understand what Malibu living is all about.

Over 7000 sq ft of living space along with  
media room, game room and wet bar.

The pool house and large lap pool extend  
the entertainer's home effortlessly into nature.

5.875.000



Eytan Levin





**25160 Malibu Road**

[www.25160MalibuRd.com](http://www.25160MalibuRd.com)

**THE LEVIN GROUP**  
REAL ESTATE

[EYTAN@LEVINGROUPESTATES.COM](mailto:EYTAN@LEVINGROUPESTATES.COM)

310.456.8026





Where Innovative Architecture and the Pacific Ocean exist in Harmony.

Designed by award winning firm, Coscia Day Architecture,  
this property includes an open floor plan with seamless transitions.  
The slatted ipe' trellis establishes an interplay between light and shadow.

Elegance embracing the laid back Malibu lifestyle.

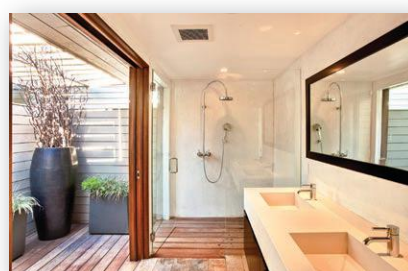
With Plans and Permits. Ready to Build

7.875.000



Eytan Levin





24222 MALIBU ROAD • SURF ROCK

2 bedroom • 2 bath

An open seamless floor plan with  
floor to ceiling sliders. Perfect for entertaining.

On one of Malibu's coveted beaches

For Lease or for Sale

Price on Request



Eytan Levin

THE LEVIN GROUP  
REAL ESTATE





27244 PACIFIC COAST HIGHWAY • ESCONDIDO BEACH

Modern beach vacation home nestled on a private street.

This charming home has two perfect bedrooms and two baths  
that make you feel as if you were at a spa.

For Lease or for Sale

Price on Request

THE LEVIN GROUP  
REAL ESTATE



Eytan Levin





25438 MALIBU ROAD • THE SANDPIPER

Over 5400 sq ft of living space in this New Scott Gillen Design.

The expansive floor plan and sweeping views  
of the ocean take your breath away the moment you walk in.

Completion Spring 2011

Price Upon Request



Eytan Levin

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## COASTLINE AND SUNSET VIEWS

Enjoy absolutely stunning coastline and sunset views over Zuma Beach from every room in this beautiful contemporary home. Located in a private, gated oasis with mature landscaping, lawns, fruit trees and romantic walkways this home offers extraordinary quality and attention to detail.

OFFERED AT \$3,000,000  
[WWW.31107BAILARDROAD.COM](http://WWW.31107BAILARDROAD.COM)

**KATE NOVOTNY**  
 ASSOCIATE BROKER

**310.456.3441**

Kate@MoveToMalibu.com | [www.MoveToMalibu.com](http://www.MoveToMalibu.com)



DRE# 00916075

23405 PACIFIC COAST HIGHWAY MALIBU, CA 90265

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## QUINTESSENTIAL BEACH HOUSE

Walled and gated contemporary home with courtyard entrance and detached guesthouse on much sought after Malibu Road. Uniquely sited on a promontory which affords tremendous privacy and stunning views both to the sunrise and sunset along the beach.

OFFERED AT \$6,999,000  
[WWW.24146MALIBUROAD.COM](http://WWW.24146MALIBUROAD.COM)

**KATE NOVOTNY**  
 ASSOCIATE BROKER

**310.456.3441**

Kate@MoveToMalibu.com | [www.MoveToMalibu.com](http://www.MoveToMalibu.com)

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## OCEAN VIEW ESTATE

Spacious Mediterranean Estate with breathtaking ocean and coastline Views and offers six luxurious bedrooms.

Located up an agreed private driveway on approximately 2.8 acres with pool, spa and extensive motor court.

Within close distance to the beach, schools, trails and parks.

OFFERED AT \$6,900,000

[WWW.30459MORNINGVIEWDRIVE.COM](http://WWW.30459MORNINGVIEWDRIVE.COM)

**KATE NOVOTNY**  
ASSOCIATE BROKER

**310.456.3441**

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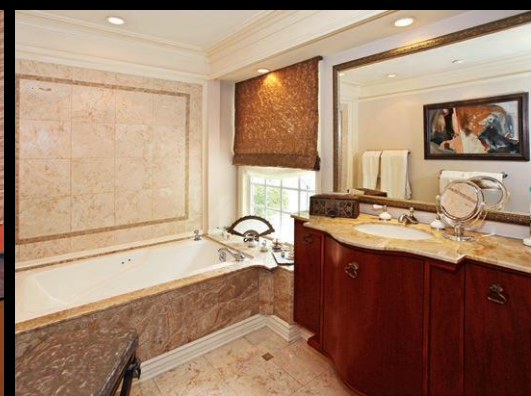


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## *Malibu Park* Malibu

An elegant and sophisticated, contemporary traditional style home on 9/10 of an acre with ocean views, close to Zuma Beach and parklands, for hiking and riding. This split level home, offers three bedrooms and three baths, hardwood and stone floors with large cook's kitchen, breakfast area, separate formal dining room and three fireplaces. High ceilings with skylights create an abundance of natural light. The indoor/outdoor lifestyle features stone patios and walkways, spa and BBQ, 3 fountains, garden walls and planter boxes for growing fruits and vegetables.

[www.30164cuthbertroad.com](http://www.30164cuthbertroad.com) | Offered at \$2,250,000



SALES/LEASING MANAGEMENT SINCE 1972  
**PAUL RANDALL** | *Estates Director*  
310.317.9365  
[prmalibu@gmail.com](mailto:prmalibu@gmail.com)





## *Spectacular Sunrise And Sunset Views* Malibu

New Contemporary, 2 story, 4 bedroom, 3 bathroom house completed in October 2009. Two car garage, 3 fireplaces, den with wet bar, Cherry hardwood floors throughout. Vaulted Koa wood ceiling in living room with sliding glass wall which opens to the upper terrace. Stainless steel Viking appliances & granite countertops in the kitchen. Steam shower, large soaking tub, his/hers sinks in the master bath. Outdoor BBQ, rooftop deck with spa and fireplace. Very private beach. State of the art construction, professionally decorated, fully furnished.

Offered at \$5,900,000

SALES/LEASING MANAGEMENT SINCE 1972

**PAUL RANDALL** | *Estates Director*

310.317.9365

[prmalibu@gmail.com](mailto:prmalibu@gmail.com)







## FOREVER VIEWS! | Malibu

Commanding Malibu's most impressive ocean views. Authentic Tuscan Villa offering over 2 acres of privacy with panoramic ocean & mountain views! Located in a gated community with approx. 4,500 sf., 4 bedrooms, 5 baths, this home encompasses exquisite spaces that are warm and intimate and perfect for entertaining. A large open floor plan, indoor and outdoor fireplaces, expansive decks, french doors, and each room overlooks the views and encourage idyllic indoor-outdoor living in this incredible mediterranean-like climate.

**Offered at \$3,995,000**



## LISTEN TO THE WAVES | Malibu

Spectacular! Watch the sunrise over the city lights & postcard like sunsets over Pt. Dume. Count the dolphins from this stunning brand new gated 5br/5ba contemporary masterpiece on an over 1 acre private bluff top lot. Features an oversized kitchen opening to the great room, pool area, an enormous deck, walls of glass to take in the best views in Malibu, a Master suite you won't believe, All done with the finest materials, great taste and style. Separate large guest house, a pool room & more! Just minutes from Santa Monica.

**Offered at \$3,995,000**



## AT THE TOP OF BIG ROCK | Malibu

This one is incredible! Located at the top of Big Rock this ultra cool 4 bedroom Post & Beam style home offers the most spectacular Whitewater Ocean & City Views in all of Malibu. The flat, gated lot is over .5 acres of tropical landscaping, with a horse barn, just approved permits for a pool and complete privacy. The home is very light and bright with a very open floor plan. In move-in condition. This is the best location in Big Rock, bordering Parkland.

**Offered at \$2,595,000**



## ON A CLEAR DAY! | Malibu

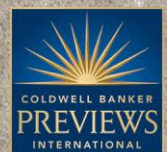
Incredible custom home with amazing ocean & city lights views. This beautiful home features a wide open floor plan with a huge great room and kitchen opening to an oversized deck and very private swimming pool. Huge windows capture some of the best bay views in Malibu. The oversized master features a romantic fireplace, a large bathroom & views of the ocean and city lights. Other features include wood and stone floors, a 3 car garage. Just minutes from Santa Monica.

**Offered at \$2,095,000**



**BILL RHODES | 310.293.2084**  
**Bill@ComeHomeToMalibu.com**

*Search all Malibu listings with just one click at:*  
**[www.ComeHomeToMalibu.com](http://www.ComeHomeToMalibu.com)**







## STUNNING OCEAN & CITY VIEWS | Malibu

Located in the Malibu Mountains, this beautiful custom built 5br/5ba home is a nature lover's dream with direct access to endless hiking & riding trails. Everything you would expect from a custom built estate. Great open floor plan, sound system thru-out, huge family room with fireplace & wet bar, large open kitchen with granite, double ovens, 2 dishwashers. Incredible master with spa tub, steam shower, fireplace & cedar walk-in closet, 2 large decks on both levels extend the entire length of the house. Vacant & easy to show. must sell, bring all offers.

**Offered at \$1,700,000**



## PLAN READY! Malibu

One of three incredible gated estate lots in the heart of Malibu. These lots have sweeping ocean and mountain views and are architect ready with underground utilities, large engineered pads, gated driveway with firetruck turn around all in and coastal approved. Impossible to duplicate, extending from Kanan to Ramirez Canyon with lots of useable areas bordering Parkland.

**LOT ONE - approx. 5.5 acres - \$850,000**  
**LOT TWO - approx. 10 acres - \$1,150,000**  
**LOT THREE - approx. 8 acres - \$1,900,000**



## MINUTES FROM SANTA MONICA

Absolutely incredible inside and out! Storybook backyard with a lagoon style pool and spa. A Master suite with a bathroom you won't believe. A custom cooks kitchen that opens to the family room, covered patio and pool. Vaulted ceiling, hardwood floors, custom doors and windows, ocean view living room, formal dining room, 3 bedrooms, 3 bathrooms, maids room, over sized garage and so much more. The front yard landscaping was recently featured in the LA Times. This home is a knockout done with style and taste, a must see.

**Offered at \$1,849,000**

## AVAILABLE MALIBU LOTS

### MULHOLLAND LOT WHAT A PROPERTY!

Incredible 80 acres. 2 parcels may be split into 4 lots. Stunning 360 degree views of the ocean, mountains, Lake Sherwood, Malibu Country Club and lights of the valley. Owner may carry. This property is stunning. Located about 400 yards from Decker/Westlake on Mulholland.

**THIS PROPERTY HAS INCREDIBLE POTENTIAL - \$695,000**

### SWEEPING OCEAN VIEW LOT.

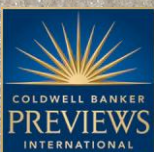
This .57 acre mostly useable lot located in the heart of Malibu just across from Escondido Beach on Sea Vista. This property is surrounded by multi-million dollar estates & features neighborhood tennis courts and a private path to the beach. Views are spectacular from the lights of Santa Monica to the beaches & sunsets of Point Dume. Build your dream house on one of the few remaining lots in this very sought after area.

**PRICED TO SELL AT ONLY \$795,000**

### INCREDIBLE 20 ACRE PROPERTY.

Value in the Mountains of Malibu. This beautiful property overlooks Lake Sherwood. Easy access with nearby utilities and a well in place. Lots of room for horses, a vineyard and more. Currently the property has a trailer and a horse corral already in place. Out of coastal. Easy access to the Valley from Westlake Blvd and to PCH from Encinal Canyon.

**OWN A PIECE OF PARADISE \$249,000 - 10 ACRES \$195,000**



**BILL RHODES | 310.293.2084**  
**Bill@ComeHomeToMalibu.com**

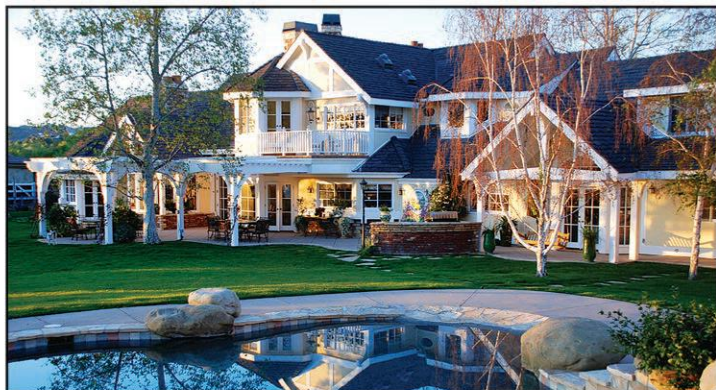
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**[www.ComeHomeToMalibu.com](http://www.ComeHomeToMalibu.com)**





# Hidden Hills

is a prestigious gated equestrian community located in the west San Fernando valley and just minutes from Malibu. This highly desirable community offers tranquil serenity with tree-lined streets, three-rail fences and miles of riding trails. Residents not only consider Hidden Hills a place to call home but a "lifestyle."



[www.25103JimBridger.com](http://www.25103JimBridger.com)

- 5 Bedrooms & 6.5 Bathrooms
- Private Master Suite
- View Estate Set Up On a Knoll
- 8,800 sq ft. on 1.58 acres

Offered at \$4,880,000

[www.25130JimBridger.com](http://www.25130JimBridger.com)

- 5 Bedrooms & 7 Bathrooms
- Wood Paneled Library
- Tennis Court & Fruit Orchard
- Apx 7,654 sq ft on 1.46 acres

Offered at \$4,495,000



[www.6067JohnMuir.com](http://www.6067JohnMuir.com)

- 5 Bedrooms, 5.5 Bathrooms & Office
- Children's Wing & Maid's Quarters
- Horse Facilities on Property
- Apx 6,301 sq ft on 1.14 acres

Offered at \$2,950,000



DANA OLMES  
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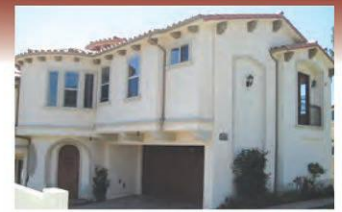
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More and more people are using the internet to search for a new home or investment property. We have compiled these handy, useful websites to simplify the real estate buying and investing process. These sites are loaded with **FREE TOOLS** and Information that will make your life easier when investing in and purchasing real estate.

### SuperJumboRealEstateLoans.com

A Super Jumbo loan refers to a loan amount above the conventional conforming loan limit of \$417,000. If you're looking to purchase or Pre-Qualify for a Super Jumbo mortgage, now is a great time to apply. Amounts up to \$2 million dollars! Pre-Approval in 24 hours.

### ForeclosuresForBuyers.com

FREE List of all South Bay Foreclosures and distressed sales in Redondo Beach, Hermosa Beach, Manhattan Beach, Torrance, El Segundo and Palos Verdes. As part of a nationwide database, our range also covers the entire continental United States.

### CaliforniaFHAVA.com

Welcome Veterans and FHA buyers and borrowers! We bring FHA and VA specialist in your area to YOU! We offer the lowest interest rates and fees available. This website has been designed to deliver the most professional, efficient FHA and VA loan services available. We can have you pre approved and looking at homes within 24 hours.



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- Best FNMA Fixed Rates

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THERE ARE GREAT LOANS AVAILABLE!**

Loans available in all 50 states



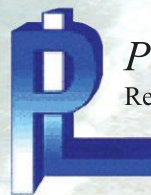
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## HIDEAWAY PROPERTIES



53664 VIA BELLAGIO

4 BEDROOMS (INCLUDING CASITA), 4.5 BATHS, 4,541 SQ.FT.



CLASSIC CALIFORNIA RETREAT 16TH FAIRWAY OF PETE DYE COURSE

YOUR EXCLUSIVE KEY TO THE HIDEAWAY LIFESTYLE

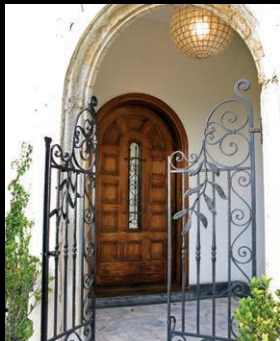
ONSITE OFFICE OPEN DAILY

(760) 777-7450 | 53000 JEFFERSON STREET, LA QUINTA, CA 92253

[WWW.HIDEAWAYGOLFCLUB.COM](http://WWW.HIDEAWAYGOLFCLUB.COM)

DRE # 01366121





Showcased in countless magazines, this historic 1924 Mediterranean Mansion blends old-world styling with contemporary flair. Owner and world-famous designer John Janik's unparalleled talents are evident in every room, including a brilliantly illuminated living room with panoramic city light views, the formal dining room, an inviting breakfast room, a stainless Bulthaup kitchen, and a master suite spanning more than 1,000 square feet. Boasting 5 bedrooms and 3.5 baths, the multi-level home measures approximately 5,261 square feet, and its lease includes all furnishings, artwork and accessories.

*For lease at \$12,500 a month*

## We Can Help You Find Your Dream Home.

Let's make dreams come true together.



**SILVINA ZOLTZMAN PEZZINI**  
310-279-9486  
Silvina@SunsetStripRealty.com  
DRE# 01854861



**LUIS PEZZINI**  
310-275-2076  
lpezzini@SunsetStripRealty.com  
DRE# 01357520







## MEDITERRANEAN VILLA - JEWEL OF BEL AIR CREST | Bel Air

This approx. 10,500 square foot home with 7 Bedrooms and 9.5 Bathrooms behind the guard gates of Bel Air Crest is first time on the market. Built just a few years ago with details and decorated by well known interior designer of the stars Steven Cordrey. You enter thru iron doors into the 2 story rotunda to access the main floor with living room, formal dining room, office, family room with huge bar, kitchen with indoor and outdoor breakfast and dining, wine cellar, walk in pantry, office, elevator, maids room. Elegant travertine floor and distressed hardwood floors throughout. All the 3 fireplaces are with elegant oversize custom mantels and kitchen and bathrooms with granite counters. All the rooms are decorated in different themes and have terraces. The master bedroom has sitting area with fireplace, his and her bath and walk in closets. The elegant stairs will take you into a different world, to relax in a Moroccan style grand room and to the adjacent pool room and game area. Step down movie theatre for 20 people, gym and dry sauna compliments this amazing home. The private backyard has its own floating Indonesian pavilion with waterfall, perfect to meditate or relax. The heated patio with fire pit and top of the line Viking barbeque can entertain your guests during pleasant nights. On hot summer days you can swim in the adjacent freeform pool with waterfall. This home can be purchased fully furnished. Bel Air Crest is one of the premier guard gated communities in Bel Air, California. Located minutes from the Getty Center, Sunset Boulevard and the vibrant Westside, beaches and minutes from the San Fernando Valley. LAX International Airport just 11 miles away. The community has a clubhouse, pool, gym, tennis, paddle and basketball courts, playground for kids, trails and putting, practice green for golfer's.

[www.2189Sheringhamlane.com](http://www.2189Sheringhamlane.com)

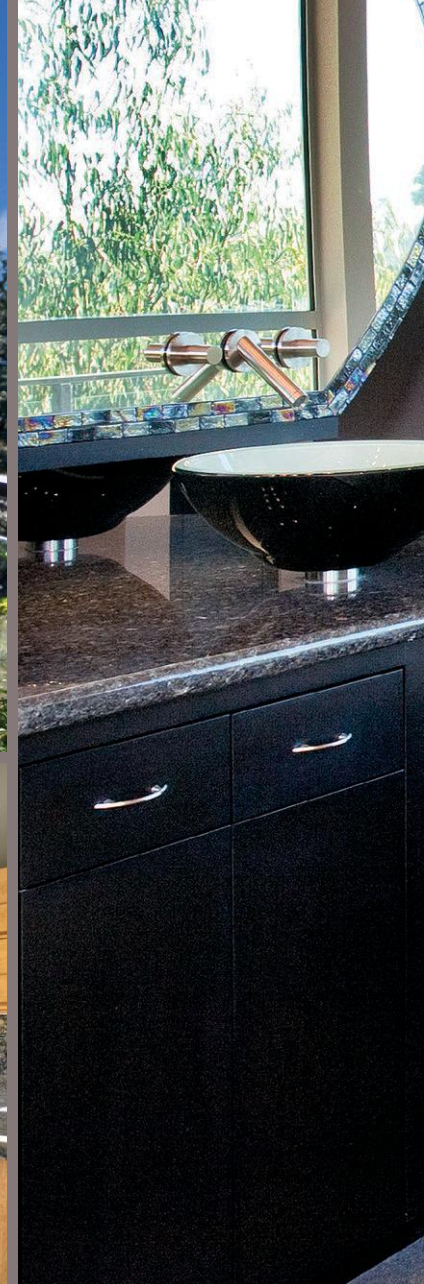
Listed at: \$ 5,950,000



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Los Angeles Edition Cover Home

## Brand New Modern Masterpiece Brentwood

This home is the ultimate in sophistication and class. Located in the Crestwood Hills area of PRESTIGIOUS Brentwood. A Grand custom built double doorway, gives the feeling of entering into a museum. The living space has high ceilings and walls of Fleetwood glass leading to amazing entertainment decks, with views of trees tops, sky and Ocean. This home will dazzle even the most jaded guests! 3 bedrooms, set up with private full baths and access to the cozy courtyard, decks, plus an area that can be a 4th bedroom, maids area or an amazing office with deck, yard access. This home is a must see for a family that is looking for privacy, and the Best of the Best, just minutes from Brentwood, Santa Monica and Beverly Hills! It's like being on vacation every day!

**Offered at \$3,195,000**

CT  
CRONIN TEAM



MARY A CRONIN  
310.633.4257

MaryACronin@aol.com www.CroninTeam.com







## VILLA DI ORO

[www.525Rimrock.com](http://www.525Rimrock.com)

This exquisite Tuscan Estate is beyond compare. Built with only the finest craftsmanship and materials. The stonework entry and magnificent gate secures it's nearly 4 beautifully landscaped acres. The main house is a work of art with stone and wood floors, archways and handsome wood beamed ceilings. A spectacular infinity edged saltwater pool and spa, overlooks beautiful panoramic valley and mountain views! Huge covered outdoor living area includes an outdoor kitchen, BBQ island and full wet bar. This whole compound is powered by state-of-the-art solar technology. Included are seven bedrooms, seven bathrooms, a grand foyer entry, gourmet kitchen and garages for seven luxury automobiles. Equestrian facilities include a 2 stall barn, tack room, wash rack and riding arena. These are just a few of the amazing features this property has to offer!

Offered at \$4,275,000



**RUDY C'DEALVA**  
818.469.0800  
[www.Homes2Estates.com](http://www.Homes2Estates.com)

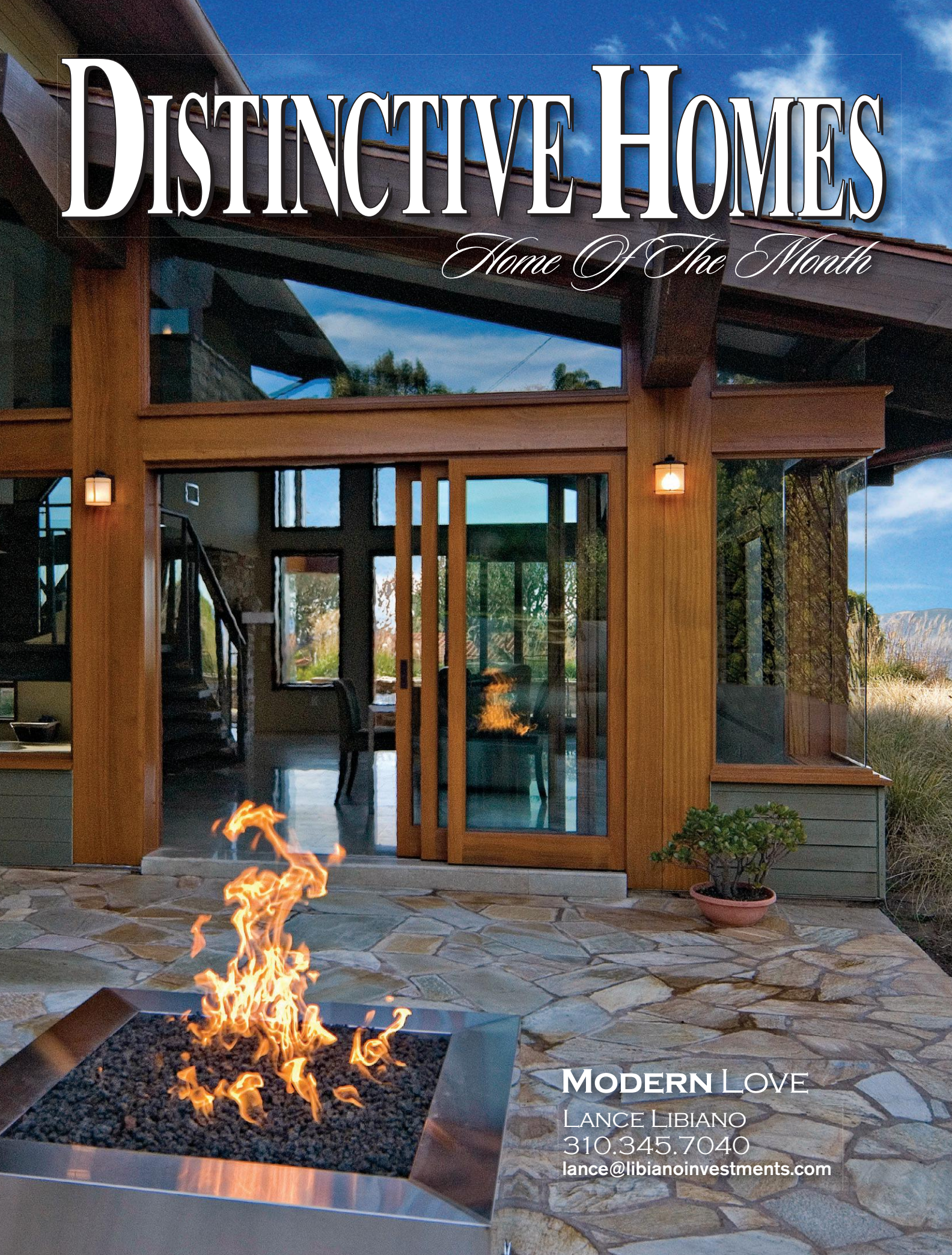


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California Realty



# DISTINCTIVE HOMES

*Home Of The Month*



**MODERN LOVE**

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*Distinctive Homes Presents...*







## MODERN LOVE

### STRIKING CONTEMPORARY ESTATE | PALOS VERDES

Situated in the highly desirable neighborhood of Palos Verdes Estates, this property offers panoramic water views from solid mahogany windows and doors that seamlessly fuse the powers of the indoors with the outdoors. This custom-built five bedroom, six-bathroom residence pays homage to a profound modern aesthetic. A fully structured and whimsical landscape organizes the 10,000 square foot lot, complete with a stunning stone walkway that leads to the home's 5-foot wide front door designed with state-of-the-art pivot function. A foundation of limestone flooring sets the stage for a dramatic minimalist environment complemented with dark wood ceiling beams to give a distinctive modern attitude. All five bedrooms include full-sized en suite bathrooms, featuring Jacuzzi tubs and custom tile, highlighted by the Carrara marble in the master bath. The kitchen comes complete with Viking professional appliances, two dishwashers, and prep sink in the island. Take dinner guests outside and enjoy a relaxing moment on the outdoor retreat area that offers a built-in BBQ and fire pit. This is modern love in a timeless setting.

**Offered at \$2,749,000**

**Libiano Investments Inc.**  
**LANCE LIBIANO**  
**310.345.7040**  
**[lance@libianoinvestments.com](mailto:lance@libianoinvestments.com)**

*Home Of The Month*









## TIMELESS BEAUTY IN BEVERLY HILLS

English Tudor Estate with timeless beauty, character & endless charm completed in 2010. Gated motor court opens to grand entryway with 30 ft ceilings. Library with hand carved travertine mantel & walnut flooring. Living & dining rooms with hand carved travertine fireplace & faux finishes. Formal dining leads to a 12-ft long full bar with marble countertops. Gourmet chefs kitchen with intricate cabinetry, detailed stone inlays, 10-ft long center island, & professional grade appliances. 800-bottle wine cellar with tasting area. Upstairs family room with 25 ft ceiling, skylights & loft. Master suite double doors with hand etched glass, sitting area, 2 boutique-like walk-in closets, fireplace, spa-like massaging jet tub & steam shower. Four additional suites each with a double door entry, foyer, walk-in closet & bathroom. Tropical, resort-like backyard includes BBQ bar, fire-pit, entertaining gazebo, guest house, & pool/spa with 7 complimentary waterfalls. Smart home with wireless remote control system.

[www.EnglishEstate90210.com](http://www.EnglishEstate90210.com)

Offered at \$8,950,000



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[panteab26@yahoo.com](mailto:panteab26@yahoo.com)



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 310.247.1500  
[Greek@ColdwellBanker.com](mailto:Greek@ColdwellBanker.com)







## CAPTIVATING QUEEN'S NECKLACE VIEW! Palos Verdes Estates

This elegant home is located in the highly sought after city of Palos Verdes Estates. Nestled on a hillside, in the prestigious area of Malaga Cove, this 4 bedroom+office home is boasting spectacular ocean views from several rooms. A grand staircase leads you up to a grand style receiving room with vaulted ceilings, dramatic view windows, and marble floors. This open and spacious floor plan is great for entertaining. An aesthetic balance of design and comfort is found in every room of the home. The three level terraced back yard has a custom built outdoor kitchen for entertaining. Relax by a free flowing wall fountain, and end your day sitting around the fire pit enjoying the spectacular ocean views. This home has a library and a separate private office in the back which can be used as an In-Law quarter or fifth bedroom. There is also a room for an elevator, at a convenient location.

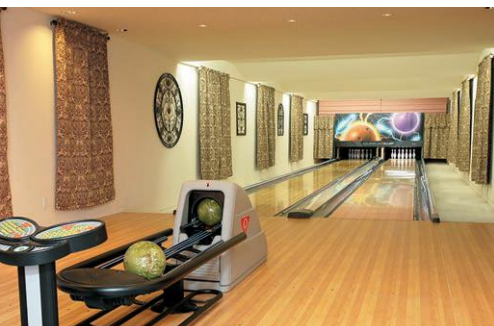
**Impressively Priced at \$3,299,000**



**WENDY SUN**  
310.544.7301

**RE/MAX**  
*Palos Verdes Realty*





## QUEEN'S NECKLACE VIEW HOME! Palos Verdes Estates

This utterly stylish estate offers sweeping ocean, city, and Queen's Necklace coastline view!! Majestically situated on top of the hill. Privately gated property. Unparalleled architecture provides the ultimate Palos Verdes lifestyle. Meticulous attention to detail, and uncompromising craftsmanship throughout. Grand entry hall with extra high ceilings, detailed molding, and marble flooring provides lavish yet subtle impression, huge living room with two sitting areas, step-up library with Zen infusion, two bonus rooms, 7 BR, 8.5 BA, tennis court, swimming pool, two bowling lanes for entertaining and luxury family living, 5 car garage. Extraordinary property for the fortunate few!

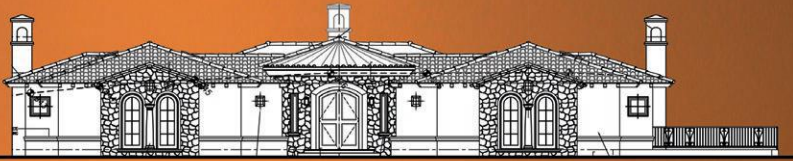
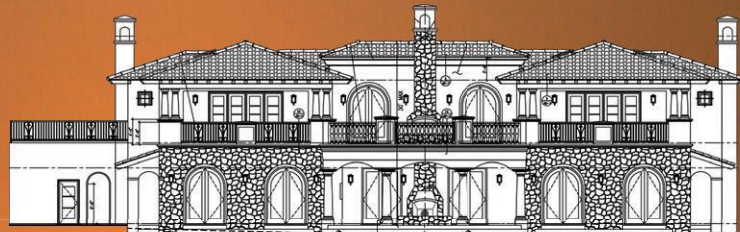
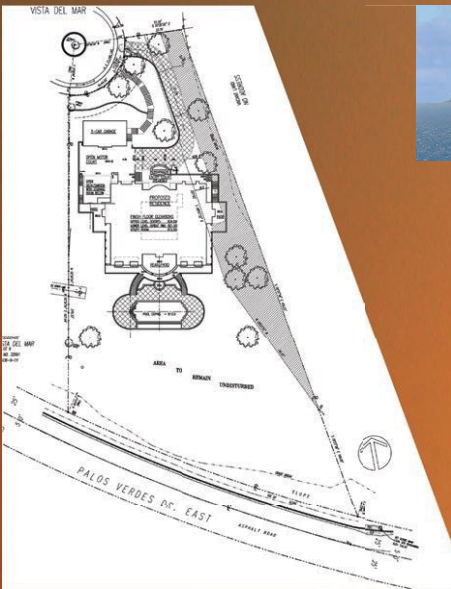
**Very Motivated Sellers! Price Available Upon Request**



WENDY SUN  
310.544.7301





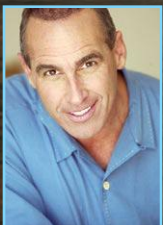


## A DEVELOPER'S DREAM IN RANCHO PALOS VERDES

Breathtaking, Panoramic Ocean, Coastline and Catalina Island View Property of 1.43 Acres overlooking Trump National Golf Course. Nestled at the end of the Cul De Sac, this private estate property has plans for a 8,300 plus square foot home with approved architectural, biological, engineering, geological, grading, hydrology and NCCP studies. The new owner will be able to pull permits with the final building plan approval prior to closing. The project is permit ready. Surrounded by multi-million dollar estates this is a rare, one of a kind property that exudes prestige, privacy and warmth. The lot extends downward to Palos Verdes Drive East and is close to Marymount College. This is a tremendous opportunity to own the last available parcel of its type with additional views of the harbor as well as the Orange County Coastline. A must see for that special client looking for an extraordinary piece of property.

**2902VistaDelMar.com**  
Offered at \$2,499,000

**Owner will consider a Sale, Trade or a Joint Venture!**



**STEVE COHEN**  
1.800.516.0818  
1.714.271.5200  
**stevecohen@ymail.com**  
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## SPECTACULAR VIEW PROPERTY



### *Coming Soon...*

4 Bedroom, 3 Baths  
 Approx Sq. Ft. 2,500  
 Approx Lot Sq. Ft. 7,720  
 Top to Bottom Renovation  
 Warm Modern Interior Design  
 African Walnut Floors  
 180° Queen's Necklace View  
 Offered at: \$1,995,000

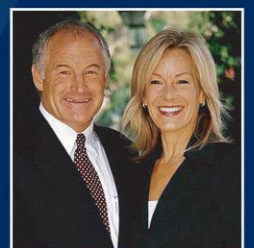


# Palos Verdes Estates

Steve & Ceci Watts  
 310.375.5645

[www.wattsrealestate.com](http://www.wattsrealestate.com)    [steve@wattsrealestate.com](mailto:steve@wattsrealestate.com)

DRE# 00966894, 01040493







**IN ESCROW**

## 1608 Via Fernandez, Palos Verdes Estates

16,000 sq.ft. | 70,000 sq. ft. gated lot | 9 Bedrooms, 12 Bathrooms | Fully furnished | Pool/Jacuzzi, tennis court, gardens & lily pond 5 car-garage plus 10 or more parking spaces | Designed by famous architect Tony Ashai  
Gym, wine cellar, library, walnut built-in bookcases, gourmet kitchen.

[www.1608viafernandez.com](http://www.1608viafernandez.com) | Offered at \$10,990,000



## 1103 Via Curva, Palos Verdes Estates

4,700 sq. ft., 6 bedrooms, 5.5 baths,  
Romantic Artist's Retreat on a half  
acre lot, remodeled by Ed Beall.

Offered at \$2,495,000



## 30504 Palos Verdes Dr. West, Rancho Palos Verdes

Price reduced! Excellent opportunity to  
build your dream home! Lot size about  
12,000 sq. ft. Architect plan 4,300 sq. ft.

Offered at \$699,000



## 6508 Via Baron Rancho Palos Verdes

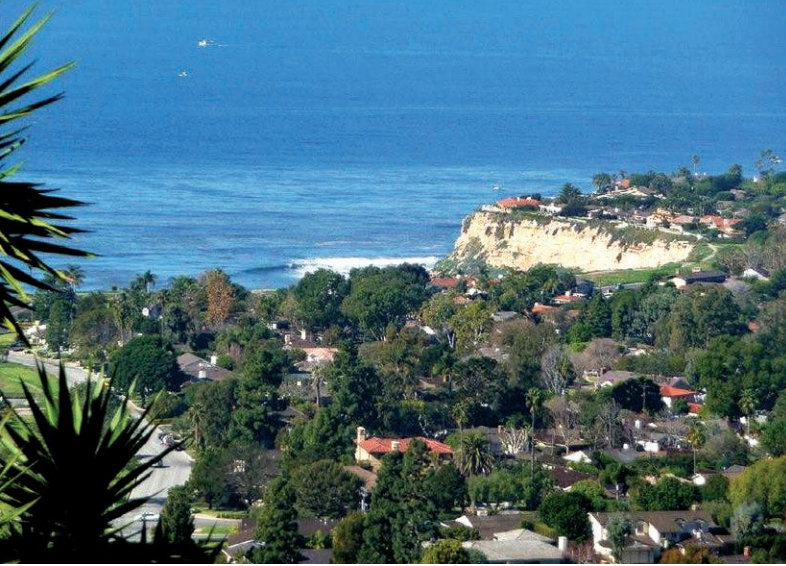
Ocean/Catalina Views. 3-Car Garage.  
Walking trail by the bluff to Terranea  
Resort. 4,645 sq. ft. Great floor plan.

Offered at \$1,499,000

Peninsula

**Sotheby's**  
INTERNATIONAL REALTY





### 1609 Via Barcelona, Palos Verdes Estates

Magnificent views from Catalina all the way to Malibu and beyond. 4700 sf. with 5 bedrooms, 5 baths on lovely landscaped grounds of about 18,830 sf. Gourmet kitchen, Romantic master suite with view balcony. Step down living room with fireplace, built-in media center, spacious family room with fireplace, wet bar, wine storage. All with sliding doors to wrap around decks. Private pool & spa. Office with built-in desk & bookcase, can be converted to a 6th bedroom.

Offered at \$2,498,000



### A Golfer's Paradise!, Palos Verdes Estates

Situated on an exclusive cul-de-sac, this 5600 sf. home boasts sweeping golf course, coastline, city lights & mountain views. Custom floor plan includes 2 family rooms, one on each level. 4 bedrooms, 6 baths, including the sumptuous master suite with spacious walk-in closet & spectacular views. Extra touches include: 5 fireplaces, 2 wet bars, skylights, recessed lighting throughout, hardwood floors, circular driveway & 3-car garage. Bring your clubs for this one!

Offered at \$2,499,000



### 1504 Via Asturias, Palos Verdes Estates

Modern architecture style with big windows, The Master & 2 additional bedroom suites upstairs, and one bedroom downstairs. Spacious family room overlooking beautiful park-like backyard with big grass area, pool & spa, 2000 sf. patio to entertain. Approx. 4,200 sf. on 15,000 sf. of beautifully landscaped grounds. Great curb appeal and is located on a quiet street in one of the best parts of upper Lunada Bay.

Offered at \$2,198,000



### Excellent Single Level, Palos Verdes Estates

Wonderful one level home with over 4,000 sf. of living space, a 3 car garage and a circular driveway, right in the heart of Monte Malaga! Beautiful backyard for entertaining your friends and family, with pool & spa. This home has cathedral ceilings throughout. Property has been renovated and is in perfect condition! Don't miss this opportunity to own this great home.

Offered at \$2,185,000



**LILY | LIANG**

Direct: (310) 373-3333  
lily@lilyliang.com  
DRE # 00837794





## ONE LEVEL TUDOR WITH CURB APPEAL TO IMPRESS Palos Verdes Estates

Located in the heart of the ocean front neighborhood of Lunada Bay, this distinctive Tudor is the definition of curb appeal. It is enhanced by a sophisticated remodel with extensive updating inside and outside. The ease of One-Level living flows throughout this 4 bedroom 3 bathroom residence. It boasts a dream kitchen and breakfast room with French doors to the pool, an elegant living room with fireplace and coffered ceiling, a formal dining room, a comfortable family room, and an attached over-sized 3-car garage with storage. The private resort like back yard features a pool, spa, deck, tiki lights, and a gorgeous outside kitchen, all with beautiful ocean views. The expansive, flat, and professionally landscaped lot is a rare 15,899 square feet. Come and enjoy the ocean breezes and the ease of living in this fine, turn-key property.

[www.1537viaboronada.com](http://www.1537viaboronada.com)  
Offered at \$1,825,000



*Preview Specialist & Top Producer*

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**310.791.6076 | [www.AnnaRandall.com](http://www.AnnaRandall.com)**



DRE# 00592793





## CONTEMPORARY STYLE HOME LOCATED ON A LARGE LOT

### Palos Verdes Estates

This remodeled home features 5 BD/4.5 BA with 5,000 sf. of living space. Formal entry with high ceiling, living room with a unique copper fireplace, family room that leads out to a large private backyard complete with heated pool & spa as well as a putting green. Entertainer's kitchen with breakfast bar area, double ovens, wood cabinetry & granite counter tops. Formal dining room off of kitchen with access to wrap around balcony with partial city light and ocean views. Master bedroom with gym room, spa tub & spacious walk in closets. Other features include outdoor patio sitting area with fireplace perfect for entertaining; 3 car garage and extensive use of ceiling to floor glass windows & doors throughout.

**Offered at \$2,699,000**



## BEAUTIFUL MEDITERRANEAN HOME BUILT BY ASHAI DESIGN

### Palos Verdes Estates

4 bedrooms plus office/library and media room, in the heart of Monte Malaga on a huge 18,000 sf. lot with 4,058 sf. of living space. This home was completely rebuilt in 2003 by architect owner with style, quality and comfort in mind. Lovely path to the front Turret entry, high ceilings with different designs and unique architecture details throughout. A gourmet kitchen with top of the line appliances and huge granite top center island, open floor plan and many sets of French doors bring the outdoor in. Fantastic skylights with wood beam ceilings in the kitchen, nook area. Mature landscaping makes for a wonderful yard.

**Offered at \$2,199,000**



## CUSTOM BUILT MONTE MALAGA ESTATE

### Palos Verdes Estates

Located on a quiet cul-de-sac street with some city light views. Large grand open entry hall, Formal Living, Dining & Family Room. 7BD/5.5BA, private backyard with pool & spa, BBQ, fire pit. Custom features, marble fireplaces; french doors; Audio-Video surround sound system; large kitchen with double ovens, granite countertops & breakfast nook. 3-car garage. Large flat backyard.

**Offered at \$3,599,000**





### CONTEMPORARY HOME Rancho Palos Verdes

Beautifully renovated contemporary home with great attention to detail. Many of the rooms have floor to ceiling windows that give you a bright airy feeling. 4BD/3BA, 2,580 sf. of living space. Sitting on almost half an acre, this home has a wonderful floor plan. The kitchen has granite countertops and a commercial Thermador stove. Family room and Dining room open up to the park like backyard. It is flat, all usable, with a sparkling swimming pool.

**Offered at \$1,599,900**



### ELEGANT & SOPHISTICATED Rancho Palos Verdes

Located in Oceanfront Estates boasting over \$1M in upgrades and panoramic ocean and Catalina views! Featuring an open entry leading to the living room; gourmet kitchen w/ spacious dining area and butler's pantry; an art studio and a master suite complete with balconies and luxurious master bath. Double spiral staircases leads downstairs to a large family room & 4 bedroom suites, each with French doors leading to the manicured grounds outside, salt water pool and spa,

**Offered at \$4,199,000**



### MAGNIFICENT OCEANFRONT ESTATE Rancho Palos Verdes

Coastal elegance at its best! This original "model" estate, with over \$2.3M in upgrades, offers 6 BD/6.5 BA and 8,337 sf. of luxurious living space and the most breathtaking panoramic ocean and Catalina views. Exquisite finishings throughout including custom crown moulding, designer window coverings and custom cabinetry – all on a 32,770 sf., professionally landscaped lot with a 4-car garage.

**Offered at \$7,900,000**



### VIEW HOME IN OCEANFRONT ESTATES Rancho Palos Verdes

6,450 sf. home with panoramic ocean & Catalina views from almost every room. 5BD/7BA including a separate Casita, formal living & dining rooms, office, chef's kitchen with a 400 sf. loggia. Luxurious upgrades throughout including walnut floors, 6 fireplaces, custom built-ins, coffered ceilings & solid wood crown mouldings. The 27,081 sf. lot hosts private patios with fireplaces, fountains & balconies overlooking the infinity pool, spa & lawn. 4-car garage.

**Offered at \$4,999,000**



**RAJU  
CHHABRIA**

**SHOREWOOD  
REALTORS**

PALOS VERDES OFFICE 310.698.4545  
MANHATTAN BEACH OFFICE 310.379.2167





### ON THE VERY TOP OF CROWNVIEW DRIVE Rancho Palos Verdes

This home offers panoramic, unobstructed ocean and city light views from Malibu all the way to the Harbor. Boasting 7,587 sf home on a 34,950 sf. lot with 7BD/7.5BA. Entry hall with marble floors, high ceilings with a large dome shaped skylight. Gourmet kitchen, Formal living, family & dining room all with hardwood floors. Other features include a gym, library with built-in shelves, an upstairs family room a 3-car garage; This is a great home for entertaining.

**Offered at \$2,699,000**



### COULD BE YOUR DREAM ESTATE Rancho Palos Verdes

Rare Opportunity! One acre lot with spectacular unobstructed panoramic ocean views, located on the border of Palos Verdes Estates and Rancho Palos Verdes. Conceptual plans available to build a magnificent 11,000 sf. one-of-a-kind Italian Villa overlooking the majestic Pacific Ocean.

**Offered at \$2,999,000**



### BRAND NEW CUSTOM BUILT HOME Rolling Hills

Set high up on a hill crest with panoramic ocean, coastline and city light views with 180° view from Malibu to downtown L.A. Architecture by Roger North with an emphasis on indoor & outdoor living - Home features 4BD/4.5BA 4,320 sf. living space on a 2.74 acre lot. Gourmet kitchen with all Thermador stainless steel appliances & large walk-in pantry; Santos mahogany hardwood & travertine floors throughout; cherry cabinets with tons of storage; large 3 car garage.

**Offered at \$3,699,000**



### PRISTINE RANCH-STYLE HOME Rolling Hills

Panoramic city lights, canyon and mountain views from almost every room! Conveniently located walking distance from the main gate, this designer perfect home boasts 5BD/4.5BA, 5,465 sf. of luxurious living space with an 800 sf. guest house with kitchen, bedroom, living room & fireplace. This home comes with hardwood floors, custom crown moulding, beamed ceilings. The 1.7 acre beautifully landscaped grounds include a pool, flat grass areas, room for horses.

**Offered at \$2,999,000 (short sale)**



[WWW.RAJUSELLS.COM](http://WWW.RAJUSELLS.COM)







## KENTUCKY FARM HOUSE IN ROLLING HILLS

Fabulous custom built estate which offers luxurious bright & airy living with over 8,610 sf., 5BR/6.5BA. Beautiful formal entry with custom designed wood floors. Formal dining room has vaulted wood beam ceilings & French Doors opening to backyard with Catalina views, a pool and spa. Spacious kitchen has a Wolf range, Subzero refrigerator, butler's pantry with its own oven, warming drawer and ice maker. Across from the pantry is a private office with an ocean view. Large family room has a fireplace and high ceilings. The formal Living Room with fireplace and French doors open to the backyard as well. Library has custom antique river recycled pine walls and a humidor. Downstairs is a spacious open room already wired with speakers that could be used as a Media Room, or billiards. The master suite is complete with his and hers baths and walk in closets. All bedrooms have their own walk-in closet and private baths. There is a slate roof, 3 car garage & 4 stall barn.

**Offered at \$7,999,000**



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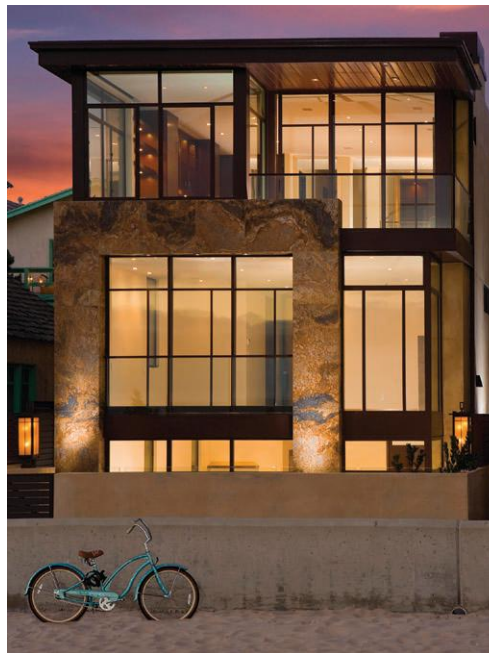
## THE BEST OF PALOS VERDES AND THE BEACH CITIES



### EXTRAORDINARY PANORAMIC WHITE WATER OCEAN VIEWS | Hermosa Beach - The Strand

Prime west-facing corner beachfront location with custom built Mediterranean home designed by Architect Louie Tomaro. Your front yard is right on the beach on a prime corner lot. Watch the sunrise and set from your master bedroom balcony or any of the 5 balconies, roof top deck, the large wrap around patio. Cooks will love the granite countertops and top-of-the-line appliances. Spread out in this spacious home with a family & game room.

**Offered at \$7,999,000**



### ULTRA LUXURIOUS CONTEMPORARY | Hermosa Beach - The Strand

This luxurious custom built contemporary beach front home unlike any other home on The Strand is designed by Louie Tomaro. Features a Vantage lighting system and is wired for Creston automation system for fully integrated intelligent control over lighting, comfort, entertainment and security. Perfect for indoor and outdoor entertaining with formal living room, family room, formal dining, theatre room, game room, wine cellar and large rooftop deck. Stunning panoramic sand, white water and Pacific Ocean Views.

**For lease \$20,000 a month-with option to buy**



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DRE: 00897605 • DRE: 00874072

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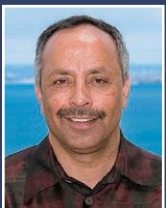


## BEACH FRONT MASTERPIECE Hermosa Beach - The Strand

Developed by Don Doukoullos. Beautiful Craftsman, Contemporary Architecture by Louie Tomaro. Bring the best in indoor and outdoor living at The Strand. Home offers 5 bedrooms, 8 bathrooms, formal living, dining, family rooms, home theatre, rooftop deck with swimming pool and putting green, water feature and state-of-the-art audio/video Creston Electronic Systems. 8,000 square feet of luxury living space on a 4,640 square foot ocean front lot. Located in North Hermosa Beach. Minutes to downtown and the pier.

Offered at \$14,500,000

Seller may carry  
with 50% down at 4% interest.  
Please call for details.



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# Remarkable Estate Site

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**Beach Lease**  
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**Lease at \$5,995/mo**



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## Mark S. Gruskin

Realtor • Attorney • Malibu Resident



**DIRECT:** (310) 317-8202 **MOBILE:** (310) 924-5769 See more listings & photos **VISIT:** [www.MalibuMark.com](http://www.MalibuMark.com)



# Sleek Architectural

Private and Serene



Crisp loft style architectural set in a beautiful natural environment. Meticulously remodeled with contemporary design elements, fantastic kitchen opening to outdoor entertainment deck, spa like master bath and very spacious yard.

**Offered at \$1,295,000 or lease \$5,250/mo**



## Above Zuma Beach

1.48 Acres w/ Whitewater Views

**Offered at \$625,000**



## Mountain Retreat

Sweet 2 bedroom mountain retreat.

**Offered as Short Sale at \$699,000**



## Mark S. Gruskin

Realtor • Attorney • Malibu Resident

**DIRECT:** (310) 317-8202 **MOBILE:** (310) 924-5769 See more listings & photos **VISIT:** [www.MalibuMark.com](http://www.MalibuMark.com)



# The Primrose Property

In Central Malibu



Once in a lifetime opportunity to create Malibu's most magnificent sanctuary. 134 pristine acres perched above the Pacific with sweeping views and unmatched privacy. 4 buildable sites or one magnificent compound...it's your choice. Perfectly situated in mid Malibu and surrounded by natural beauty. Visit [primrosemalibu.com](http://primrosemalibu.com)  
**Offered at \$18,900,000**



**University Owned**  
9 ocean view acres with celebrity designed plans.  
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**Ocean View Condo**  
Gorgeous 2BR condo for lease.  
**Lease at \$2,750/mo**



**Mark S. Gruskin**  
*Realtor • Attorney • Malibu Resident*

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# Tennis Court Estate

Above La Costa Beach



Architectural ocean view tennis court estate overlooking La Costa Beach. Cool and relaxing 5 BR, 6BA contemporary. Perfect close in location. Superb for entertaining with open great room, gourmet kitchen, media room, swimming pool, tennis court, loggia/bar area and guest apartment.

**Offered at \$4,750,000**



**Open Great Room**



**Luxe Ocean View Master**



**Call to make an appointment  
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## Mark S. Gruskin

*Realtor • Attorney • Malibu Resident*



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